

**Minutes of the Lake Arrowhead Property Owners Association  
Board of Director's Meeting  
December 6, 2014**

The meeting was called to order at 9:00 a.m. by President Chris Speen.

**Attendance:** All board members were present except: Marcia Schick who was excused; Karl McKennon and Kyle Stubli who arrived late and Dana Stubli who was absent. Contractors Tim Wheaton, Anita Wheaton, Eva Davidson and Dale Davidson were all present. Several board members needed to leave early so we deviated from the agenda to handle pressing issues while they were still present.

**Minutes:** Scott objected to the details included in the minutes. Mary thinks she has an obligation to present "true minutes" which inform members of issues facing the association and requested guidance from the board. Some discussion ensued. Ron Race moved to approve the October minutes as amended. Ron Race Jr. seconded the motion which passed with one opposed.

**Change of Meeting Date:** Four board members will be unavailable for the scheduled February meeting. After discussing dates, Mary moved that we move the meeting to **January 31, 2015 at 9:00 a.m.** Scott seconded the motion, which passed unanimously.

**Finances:** Chris Speen reported that the truck box has been ordered and will be installed after the snow season. Approximate cost is \$10,600. This has already been approved but we are reaffirming purchase. Scott moved to authorize up to \$12,000 for the truck box replacement. Ron seconded the motion and it passed unanimously.

-Chris requested that we enter a contract with AGS for continued monitoring of the health of the lake. Service would include two annual site examinations and reports, monitoring of O2 levels, pH, water hardness readings, Ecoli levels, and monitoring of two test wells. A newsletter for members with tips for healthy lakes will be provided. Cost will be \$3,200/year. (Kyle arrived 9:20) Ron Race moved that we enter into a five year contract with AGS to monitor the health and welfare of the lake with the funds coming from the Lake Improvement Fund. Ed seconded the motion which carried with one member opposed.

-Judy brought up a request by a member to dismiss his late fee because of family health issues. There was some discussion about this case and other similar late fee forgiveness requests. Scott moved that we establish a board policy that hardship appeals be handled by allowing three of the four board officers to approve or disapprove such requests. Ron Race Sr. seconded the motion. Discussion: Ed would like a report given to the board whenever late fees are waved. Vote: The motion carried with nine in favor and three board members opposed.

-Tim Wheaton reported that steering gear box on the truck broke. The truck was repaired.

-Judy Race presented and explained the treasurer's report: The bottom line is that our income and expected expenditures for this fiscal year will be very close. Gas revenues should allow us to just make it. She explained that bylaws require member's late payments to be applied to the oldest bill due to the Association. Currently \$180,720 is owed to the Association from overdue members' dues and lake assessments. We borrowed \$78,736 from bank for the lake project and now owe \$34,942. Now is the time to look at any other lake project related expenses: fish stocking, phragmites, spoils restoration etc. The truck box expense will be taken from the truck savings. The Campground is run as a revenue neutral operation. The new shower house roof will come from campground funds. Ron Race Sr. moved to accept the Treasurer's report as presented. Scott seconded it and the motion passed unanimously.

-Collection Committee: Judy has taken 10 cases to small claims court, has collected approx. \$5,000 and has judgments for another \$4,000. Some delinquent members have set up payment plans. More letters have been sent out to members whose cases will be filed at court. (Kyle, Tim, and Connie were excused at 10 a.m, for a family function.) Scott informed us that business can continue unless there is a challenge because of an absence of quorum. That is not an issue today since a quorum still exists.

-Please notify Judy of any expenses coming up.

-Mary suggested that we stop paying taxes on Association lots that are up for sale and let them go to the county. This would save us the annual tax costs and could possibly get us buyers that will pay taxes and dues. Chris will talk to Dana about it.

-Gas Wells: Ron Race Jr. reported that gas wells are doing OK and providing more than what was budgeted. Scott reported that energy prices are going down and we should budget accordingly for next year.

-The lot at an abandoned house on Pueblo has been cleaned up. The caved in house is scheduled to be repaired

**Parks:** Ron Race reported that he and Connie, and Karl are looking at the feasibility of having docks that members could lease seasonally. Ron and Connie would like to see how many members are interested. The recommendation is that they come up with a cost estimate first and keep in mind that docks would have to be revenue neutral.

**Campground:** Eva reported that everything at campground was closed and winterized on Monday. Power and furnace are off. AC Construction was not able re-roof the shower house roof this fall because of the weather. Eva authorized Andy to retain the \$500 deposit and we will be first on his job list this spring. Eva has a signed title for one trailer to be sold or scrapped this spring.

**Communications:** Mary reported all is well with communications. The next newsletter is in March.

**Cable/internet:** Scott thinks more data streams will be coming via towers rather than through cable and that data prices will come down. His wi-fii equipment is aging and it will not be replaced. Ron Race Sr. is still reaching out to Charter, but they still have not visited Lake Arrowhead.

**Propane:** Scott reported that Lake Arrowhead customers who are having gas piped to their houses are getting propane at \$1.999 which is currently below state average. People who own their own tanks and buy propane in summer paid about \$1.67 from other companies.

**Reserve Study** from Building Reserve Study: Ed distributed and explained the summary of the report: the Quantity and Cost projection for the next 30 years and a 30 year cash flow analysis. Estimates are in future dollars using the Martian-Smith index rather than the CPI because Martian-Smith is real-estate related. He pointed out some errors that were made in the study which will be corrected before our budget meeting. Two revised reports based upon our input may be made within six months to produce a more accurate report to present to members. Ed also distributed an analysis of LAPOA fees from 2004-2014, and LAPOA neighborhood data. Revenues have generally been flat while costs have increased. (Karl McKenna arrived at 10:28). **Ed asks that all board members e-mail him with suggestions so revisions to the study can be made before the next meeting.** There was a discussion about our assets, expenses; options; and revenues. Data will be presented to members once finalized. (Scott left at 10:48) There was some discussion about proposed dues increases and structures and timeline based on reserve study.

-Judy asks that everyone have their best practices and preferred contractors list in to her by the next meeting.

**Old Business:** - It is clear that our budget does not allow bonuses or gifts to contractors and volunteers. We can thank them and give recognition in the newsletters.

-There was discussion on an open top dumpster for a LAPOA clean up day but no support for it. Consensus is that we will advertise the early spring Hayes Township Clean-Up Day in May. Perhaps we can get volunteers to help members. We will continue to encourage recycling. Mary will get a brochure laminated for dumpster area.

-Cookie exchange is scheduled. Other board members are planning more social nights.

**Adjournment:**-At 11:30, Mary moved to adjourn. Ron. Sr. seconded the motion carried unanimously.

Minutes submitted by Mary Davignon, LAPOA Secretary

Approved January 31, 2015